

**IN RE: APPEAL OF MANUEL
SAQUISILI RELATIVE TO A
PROPERTY LOCATED AT 611
CHESNUT STREET, CITY OF
READING, BERKS COUNTY,
PENNSYLVANIA**

**: BEFORE THE ZONING HEARING
: BOARD OF THE CITY OF READING,
: PENNSYLVANIA
:
: APPEAL NO. 2021-24
:
: VARIANCE, INTERPRETATION
: AND/OR SPECIAL EXCEPTION**

**DECISION OF THE ZONING HEARING
BOARD OF THE CITY OF READING**

AND NOW, this 8th day of December, 2021, a hearing having been held on November 10, 2021, upon the application of Manuel Saquisili, notice of such hearing having been first sent and advertised in accordance with the provisions of the Pennsylvania Municipalities Planning Code and the City of Reading Zoning Ordinance, as amended, the Zoning Hearing Board of the City of Reading (hereinafter referred to as the “Zoning Board”) renders the following decision:

FINDINGS OF FACT

The Zoning Board finds the following facts:

1. Applicant is Manuel Saquisili, an adult individual, residing at 611 Chestnut Street, City of Reading, Berks County, Pennsylvania (hereinafter referred to as the “Applicant”).
2. Applicant is the fee simple owner of the property located 611 Chestnut Street, City of Reading Berks County, Pennsylvania (hereinafter referred to as “Subject Property”).
3. The Subject Property located in the R-3 Zoning District as that term and district is defined by the Zoning Ordinance of the City of Reading, as amended (hereinafter referred to as the “Zoning Ordinance”).
4. The Subject Property is located on a parcel of land containing 2,180 +/- square feet and contains an existing 3-story building that was previously utilized as a commercial use (bar/restaurant) on the first floor with residential use on the second and third floors.

5. Applicant is seeking zoning relief to permit adaptive reuse of an existing mixed-use (commercial and residential) building located at the Subject Property to three residential apartment units.

6. The first floor commercial space has been vacant in excess of five years.

7. The three residential apartments units would be located on the first, second and third floors and each would have two bedrooms.

8. Applicant will be renovating the entire building as the second and third floor apartment units had previously been damaged due to a water issue.

9. Applicant stated there is sufficient space in the rear of the Subject Property for a garbage dumpster.

10. Applicant testified there is a city parking lot to the rear of the Subject Property, and he is working on a contract with the Reading Parking Authority to obtain five parking spaces which would be designated for the apartment units at the Subject Property.

11. The Board finds the requested relief will not be a detriment to the health, safety and welfare of the neighborhood and will not enhance the Zoning Districts.

DISCUSSION

Applicant is seeking zoning relief to permit adaptive reuse of an existing mixed-use (commercial and residential) building located at the Subject Property to three residential apartment units. The proposed use will be not a detriment to the health, safety and welfare of the neighborhood and is in keeping with the spirit and intent of the Ordinance.

CONCLUSIONS OF LAW

1. Applicant is Manuel Saquisili.

2. The Subject Property is located at 611 Chestnut Street, Reading, Berks County, Pennsylvania.

3. The Subject Property is located in the R-3 Zoning District.

4. The specific sections of the Zoning Ordinance appealed are Sections 600-804.B.

5. The Zoning Board is permitted to provide interpretation and grant applications for variances, special exceptions and adaptive reuse as set forth in the relevant sections of the Zoning Ordinance.

6. In order to grant the requested relief, Applicant must show he has satisfied the relevant sections of the Zoning Ordinance.

7. After reviewing the Applicant's request in detail, the Zoning Hearing Board enters the following Decision:

a. Applicant is granted relief from all relevant sections of the Zoning Ordinance subject to the following conditions:

(1) Applicant shall provide to the zoning office proof of his contract with the Reading Parking Authority to lease at least five (5) off-street parking spaces in the parking lot located to the rear of the Subject Property.

(2) Applicant shall comply with all pertinent provisions for residential apartment uses and occupancy that are specified by the Zoning Ordinance.

(3) Applicant shall submit, if necessary, a Revised Plan of Record or Minor Land Development Plan to the City of Reading Planning Commission for review.

(4) Detailed architectural plans, rendering and/or elevations prepared by a licensed or certified consultant shall be submitted with the Revised Plan of Record or Minor Land Development Plan in order to demonstrate compliance with building code requirements.

(5) The City of Reading Historical Architectural Review Board (HARB) shall review the plans and permit applications to determine if they are acceptable considering the provisions established for the Prince Historic District. A Certificate of

Appropriateness (COA) for any exterior building renovations must be obtained prior to zoning approval.

(6) All sanitary sewage disposal issues shall be resolved to the satisfaction of the City of Reading, including the reservation, permitting, installation and connection of the required sanitary sewage disposal improvements.

(7) All water supply issues shall be resolved to the satisfaction of the City of Reading, including the reservation, permitting, installation and connection of the required water supply improvements.

(8) The Revised Plan of Record of Minor Land Development Plan shall provide emphasis on neighborhood compatibility, architectural enhancements, site accessibility, off-street parking and loading, sanitary sewage disposal, water supply, utilities, landscaping, exterior lighting, solid waste disposal, and other requirements that may apply to the proposed use.

(9) The appropriate building and zoning permits shall be prepared and submitted to address all building code requirements for the proposed residential apartment units.

(10) The building shall comply with all fire, safety and accessibility requirements specified by the City of Reading prior to occupancy.

(11) The commercial use (bar/restaurant) that previously occupied the first floor shall no longer be considered as a legal nonconforming use on the Subject Property.

(12) Applicant shall submit a site plan showing the location of any garbage dumpster and required screening in accordance with Section 600-916 of the Zoning Ordinance.

(13) Applicant shall apply for housing permits and submit to the required property maintenance inspections.

(14) Applicant shall comply with all pertinent provisions for Adaptive Reuse considering the Residential Apartment Uses, as prescribed by the Zoning Ordinance.

(15) Applicant shall comply with all relevant building and occupancy codes and ordinances as well as the plans and testimony submitted before the Zoning Board.

(16) Applicant may not use, expand, alter or otherwise use the Subject Property inconsistently with the contents of this Decision without making application requesting further relief from the Zoning Board.

(17) Failure to comply with any of these above-referenced conditions shall mean the immediate revocation of the relief granted herein.

The decision of this Board is by a vote of 4 to 0 .

**ZONING HEARING BOARD OF THE
CITY OF READING**

/s/ Philip Rabena

PHILIP RABENA, CHAIRMAN

/s/ Thomas Fox

THOMAS FOX

/s/ Jeffrey Gattone

JEFFREY GATTONE

/s/ Jared Barcz

JARED BARCZ